

Why Waterman Village Stands Apart

Waterman Village combines financially smart planning with personal security, comprehensive care, and a

community lifestyle that

fosters independence, connection, and joy.

It's not just a place to live — it's a future-proof investment in your quality of life.



Convenient to the Businesses and Services You Use!

Less than 1/4 mile:

- Walgreens (walking distance)
- Publix
- · Car wash
- · Auto care
- · Insurance agencies
- Library
- · Physician and dental offices
- Veterinary clinic
- · Attorney offices
- Tax preparers
- · Hardware stores • Real estate agencies
- Quest Lab

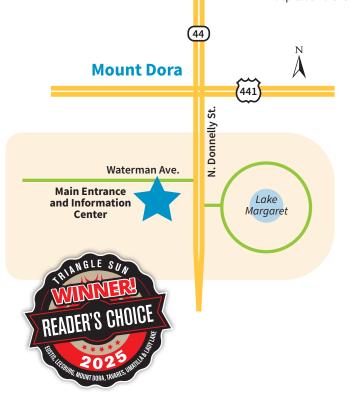
About one mile:

- Mount Dora Fire and
- · Churches and a synagogue
- Auto dealers
- Banks and Credit Unions (including Chase, SunTrust, United Southern, First National, Truist, Wells Fargo and Bank of America)
- Variety of restaurants

Just over one mile:

- Mount Dora Center for the Arts
- Downtown Mount Dora
- Ice House Theatre
- · Lakeside Inn and Hampton Inn
- The Country Club of Mount Dora
- Health food store
- · Boat, RV and additional storage facility

And, it's only a few miles from the highly regarded AdventHealth Waterman hospital and the VA Clinic.





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Distinctive Living. Exceptional Value.



Choosing Waterman Village isn't just about finding a beautiful place to live it's about making a smart investment in your financial well-being, your security, and your future peace of mind.



www.WatermanVillage.com



A Community That Adds Real Value



Top-Ranked Location

Mount Dora, Florida — home to Waterman Village — has been named the #1 small town in Florida and #4 in the nation to retire by *USA Today*. Living here means your family and friends will love to visit, thanks to the vibrant local culture, festivals, dining, and unique attractions. This makes your investment here more than just a residence — it's a lifestyle with lasting appeal.

Locally Managed, Not-for-Profit

Waterman Village is fully managed on-site as a **local**, **not-for-profit organization**. This structure keeps costs lower because there are no corporate management fees or profits going elsewhere. Every dollar goes back into enhancing services and amenities for residents, increasing the **long-term value of your investment**.

Proven Stability and Reputation

With **30+ years of operational excellence**, no changes in ownership or management, and high resident and staff satisfaction, Waterman Village offers the **stability and reliability** you want when planning your future.



Comprehensive Care for Life

- Unlike many communities that offer only limited levels of care, Waterman Village provides a full continuum of care independent living, assisted living, memory support, and a highly rated skilled nursing center on campus. This means residents can seamlessly transition to different levels of care without leaving the community, protecting both their well-being and their financial investment.
- On-site access to a full-service MedSpa, Waterman Village outpatient therapy clinic, and Waterman Village home health care agency adds convenience, reduces outside costs, and helps maintain independence longer.
- Studies have shown that, on average, not-for-profit care providers like Waterman Village deliver higher quality care than for-profit providers. Having a faith-based tradition, Waterman Village infuses mission-driven values of service to others, excellence, human dignity, teamwork and financial stewardship into all we do.
- Healthcare access couldn't be easier: two dental offices and three
 medical practices are all conveniently accessible by foot or golf
 cart, while Advent Health Waterman Hospital is also nearby.



A Smart Choice for Long-Term Independence

- Designed to support independence, every residence includes close, covered parking and easy access to services and activities that help residents stay active and connected. Apartments include a spacious, screened lanai and a generous storage area.
- Waterman Village offers more activity and wellness programming than most communities, which studies show can help maintain physical and cognitive health a priceless benefit over time.



Security and Peace of Mind

- 24/7 gated security with a dedicated team, inland location protected from coastal hurricane risks, and complimentary transportation services (on and off campus) offer confidence that your safety and mobility are well cared for.
- Unique amenities like three full-time resident relations staff, robust activity and wellness programs, and convenient indoor access to six distinctive dining venues all contribute to a secure, supported lifestyle that helps residents thrive longer.
- With access to spiritual care, a full-time pastor at the on-campus Chapel and a vibrant social environment, residents enjoy a strong sense of belonging and community.

Financial Flexibility and Protection

- Multiple life-lease options offer flexibility, allowing residents to choose what fits best for their financial goals. Unlike other communities, Waterman Village does not require large nonrefundable entrance fees that are lost after just a few years.
- Residents can receive refunds of Independent Living life-lease fees if they move to Waterman Village's assisted living or nursing care, ensuring your investment continues to work for you.
- Monthly service fees cover an impressive list of amenities and services — from dining allowances and housekeeping to maintenance, real estate taxes, utilities, and more — giving you predictable expenses and excellent value for your dollar.
- Our connections with **senior move managers nationwide** make relocation smooth and stress-free, minimizing transition costs.